

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/S Cockeysmill Road, 175 ft. E	* ZONING COMMISSIONER
of Franklin Valley Circle	
607 Cockeys Mill Road	* OF BALTIMORE COUNTY
4th Election District	
3rd Councilmanic District	* Case No. 96-97-A
Albert L. Gosson, et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Albert L. Gosson and Linda C. Gosson, his wife, for that property known as 607 Cockeys Mill Road in the Franklin Valley Section 1, subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A00.3.B 3 of the Baltimore County Zoning Regulations (BCZR) to permit a 38 ft. side yard setback in lieu of the required 50 ft. for an accessory structure (attached garage), in an R.C.4 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

10/14/95  
M. Howard

MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

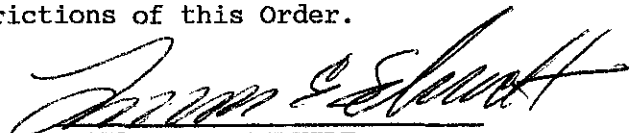
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4<sup>th</sup> day of October, 1995 that the Petition for a Residential Variance from Section 1A00.3.B 3 of the Baltimore County Zoning Regulations (BCZR) to permit a 38 ft. side yard setback in lieu of the required 50 ft. for an accessory structure (attached garage), in an R.C.4 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES:mmn

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 4, 1995

Mr. and Mrs. Albert L. Gosson  
607 Cockeys Mill Road  
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance  
Case No. 96-97-A  
Property: 607 Cockeys Mill Road

Dear Mr. and Mrs. Gosson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 607 Cockey's Mill Rd.  
address  
Reisterstown, Md. 21136  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- 1) Need to make reasonable use of property to build another one car garage, laundry room and den, so that Albert Gosson, who is diabetic, may not suffer undue hardship in extreme weather and have a direct entrance into existing house.
- 2) Other homes in development have 2 car garages, i.e., 605 Cockey's Mill and 45 Franklin Valley, both adjoining properties to 607 Cockey's Mill
- 3) House was bought with only 1 garage and builder placed home on lot.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Albert L. Gosson  
(signature)  
Albert L. Gosson  
(type or print name)



Linda C. Gosson  
(signature)  
Linda C. Gosson  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of SEPTEMBER 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALBERT L. GOSSON AND LINDA C. GOSSON

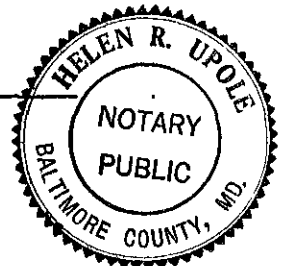
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9-6-95  
date

Helen R. Upole  
NOTARY PUBLIC

My Commission Expires: 3-1-99



MICROFILMED



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-97-A

607 Cockey's Mill Rd.

which is presently zoned

R.C. 4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

To permit a 38 Ft. Side Yard setback  
for a 200 sq. ft. addition in lieu of  
the required 50 Ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) 1) Need to make reasonable use of property to build another one car garage, laundry room, and den, so that Albert Gosson, who is diabetic, may not suffer undue hardship in extreme weather, and have an entrance into said home directly 2) Other homes in development have a 2 car garage, i.e. next door neighbors at 605 Cockey's Mill and 45 Franklin Valley 3) House was bought with only 1 garage and builder placed home on lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted, if any

Name

Address

Phone No.

Work:  
887-5823

Work:  
887-1130

home:  
607 Cockey's Mill Rd (410) 526-5825

Reisterstown, Md. 21136

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

9/7/95

ESTIMATED POSTING DATE:

9/17/95

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 109

96-97-A

## ZONING DESCRIPTION FOR #607 COCKEYS MILL ROAD

Beginning at a point on the South side of Cockeys Mill Road which is 35' from the existing centerline of pavement (for a future 70' Right-of-Way as shown on plat) at a distance of 175' East of the centerline of Franklin Valley Circle which is a 50' Right-of-Way. Being Lot #2 Block B Section 1 of FRANKLIN VALLEY as recorded in Baltimore County Plat Book #39, Folio#9, containing 1.0242 acres. Also known as #607 Cockeys Mill Road and located in the 4th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

ITEM 109  
No. BY JLL  
96-97 007765

DATE 9/7/95 OK # 223 ACCOUNT 96-97 007765  
R0016150

AMOUNT \$ 85.00

RECEIVED FROM: GOSSEN FOR 607 COCKEYS MILL RD

FOR: 1 RV 50.00  
1 SIGN 35.00

02405280168M (CHRC) \$85.00  
NO 0011:144M09-07-95

VALIDATION OR SIGNATURE OF CASHIER  
DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

96-97-#

District: H7B

Date of Posting: 9/12/95

Posted for: Variance

Petitioner: Albert & Linda Gosson

Location of property: 607 Cockeys Mill Rd

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by: W. J. Kelly

Signature

Date of return: 9/22/95

Number of Signs: 1





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 109

Petitioner: GOSSON

Location: 607 COCKEYS MILL RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Albert L. Gosson

ADDRESS: 607 Cockeys Mill Rd.

Reisterstown, Md. 21136

PHONE NUMBER: (410) 526-5825 (unlisted)

AJ:ggs

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(Revised 04/09/93)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-97-A (Item 109)  
607 Cockeys Mill Road  
S/S Cockeys Mill Road, 175' E of Franklin Valley Circle  
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 17, 1995. The closing date (October 2, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Albert and Linda Gosson

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 26, 1995

Mr. and Mrs. Albert L. Gosson  
607 Cockeys Mill Road  
Reisterstown, Maryland 21136

RE: Item No.: 109  
Case No.: 96-97-A  
Petitioner: A. L. Gosson, et ux

Dear Mr. and Mrs. Gosson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/19/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105,  
106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED

SEP 21 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: September 14, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 78, 80, 93, 94, 97, 99, 103, 104, 109, 110, 112, and 113

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

9-15-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 109(JLL)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

MICROFILMED

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 9/18/95

DATE: 9/25/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

103

104

107

108

109

110

111

112

113

114

115

116

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Sept. 25, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., <sup>RWB/DK</sup> Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for September 25, 1995  
Items 103, 104, (109), 110, 112, 114, and 115

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw



# PETITION PROBLEMS

## #103 --- MJK

1. No telephone number for legal owner.

## #104 --- MJK

1. Need attorney - incorporated.
2. Need printed name of person signing for legal owner.

## #105 --- JCM

1. Need authorization for person signing for legal owner.
2. Zoning on variance petition says "BR-AS"; zoning on special exception and special hearing petition says "BL-AS"; folder says "BL-AS". Which is correct? Incorrect one needs to be corrected.

## #106 --- JCM

1. Need authorization for person signing for legal owner.

## #107 --- JCM

1. Need authorization for person signing for legal owner.

## #109 --- JLL

1. No review information on bottom of petition form.

## #110 --- JRA

1. No review information on bottom of petition form.

## #112 --- JRF

1. No city, state, or zip code for legal owner.

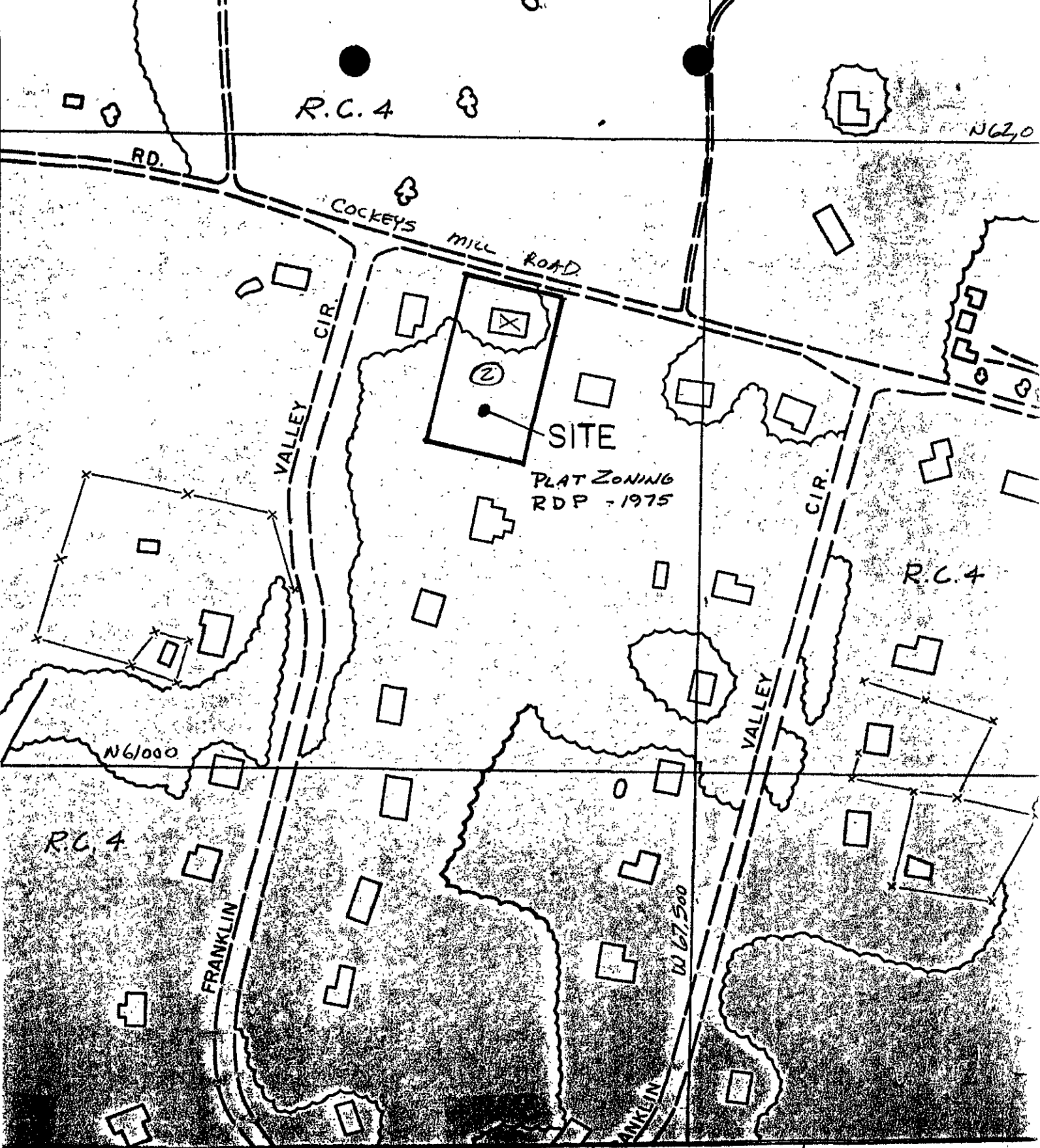
## #113 --- JJS

1. Legal owner did not sign back of petition form.
2. Notary section is invalid -- no signature to notarize & no notary seal on the petition form. Also notary cannot notarize a signature of a relative (same last name - related?).

## #116 --- JCM

1. Need typed name of person signing for Gilman School.
2. Need typed title of persons signing for both legal owners. Also authorization to sign for these owners.

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SCALE 1"=200'

ZONING MAP

96-97-A

109

N.W.

16-L

96-97-A



addition to  
be in area  
where cars are  
parked.



addition to be  
in area where  
cars are parked.



left side to garage  
addition to added  
where cars are  
parked addition is  
to be.

MICROFILMED

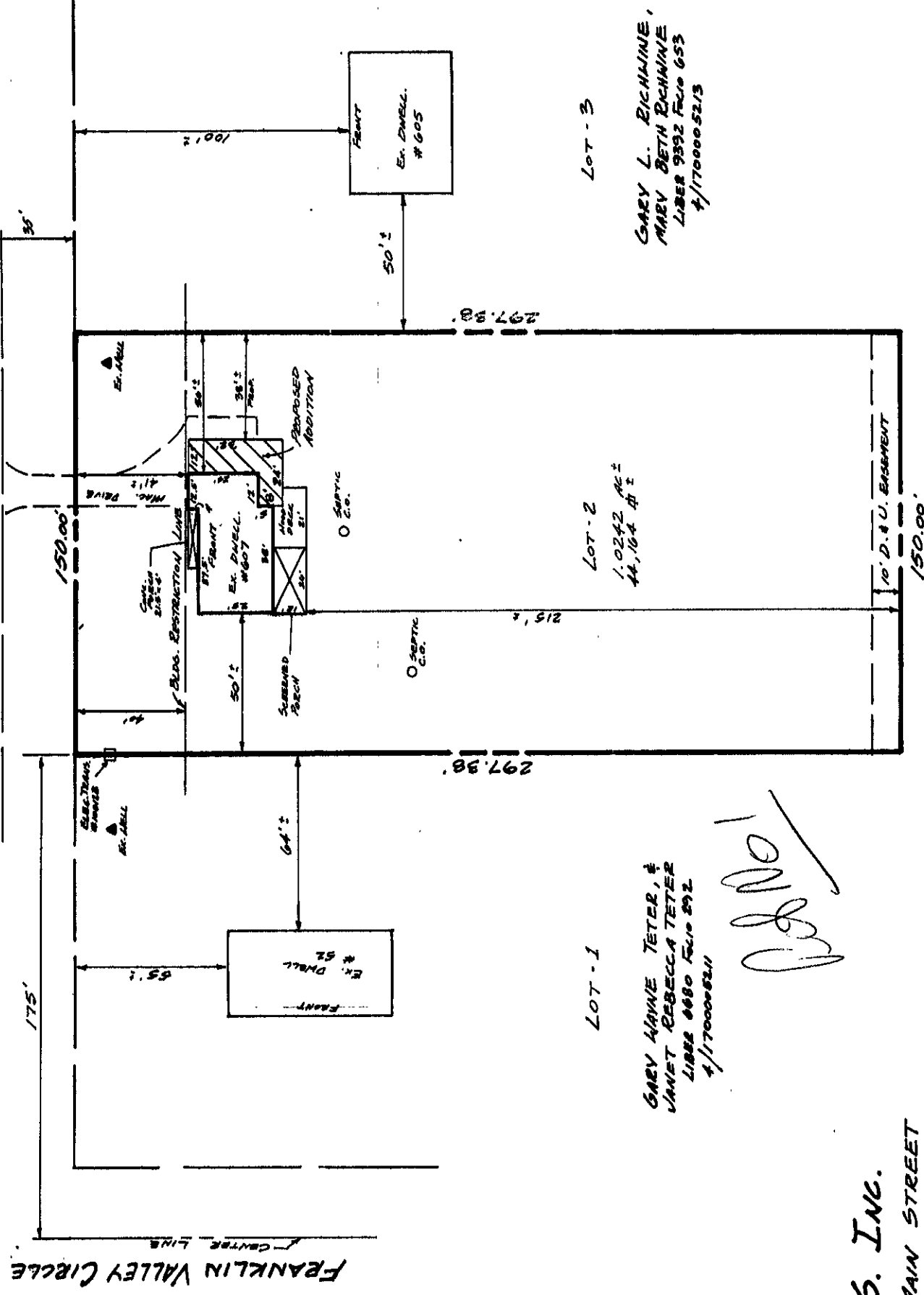
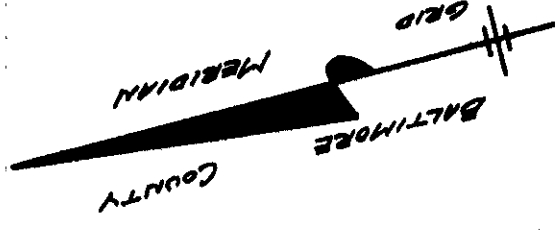
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE HEARING

PROPERTY ADDRESS : #607 COCKEYS HILL ROAD  
SUBDIVISION NAME : PLAT 1 FRANKLIN VALLEY SECTION 1  
PLAT BOOK # 39 FLOW # 9 LOT #2 BLOCK B.  
OWNERS: ALBERT L. & LINDA C. GOSSON  
LISEK 7157 FLOW 168  
4/170005212

A. L. S. INC.  
194 EAST MAIN STREET  
WESTMINSTER, MD. 21157  
(410) 857-0822

DATE: 8/31/95 SCALE OF DRAWING: 1" = 50'

**#99-95.72**



VICINITY MAP  
1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT: 4<sup>TH</sup>

COMMERCIAL DISTRICT: 3<sup>RD</sup>

1"=200' SCALE MAP #: N.W. 16-E

ZONING: PLAT - R.D.P.

CURRENT - P.C. 4

LOT SIZE: 1.0242 ±

AREAS

PUBLIC #

SEWER: ☐

WATER: ☐

YES ☐

CHESAPEAKE Bay CRITICAL AREA: ☐

And Zoning Hearings: None

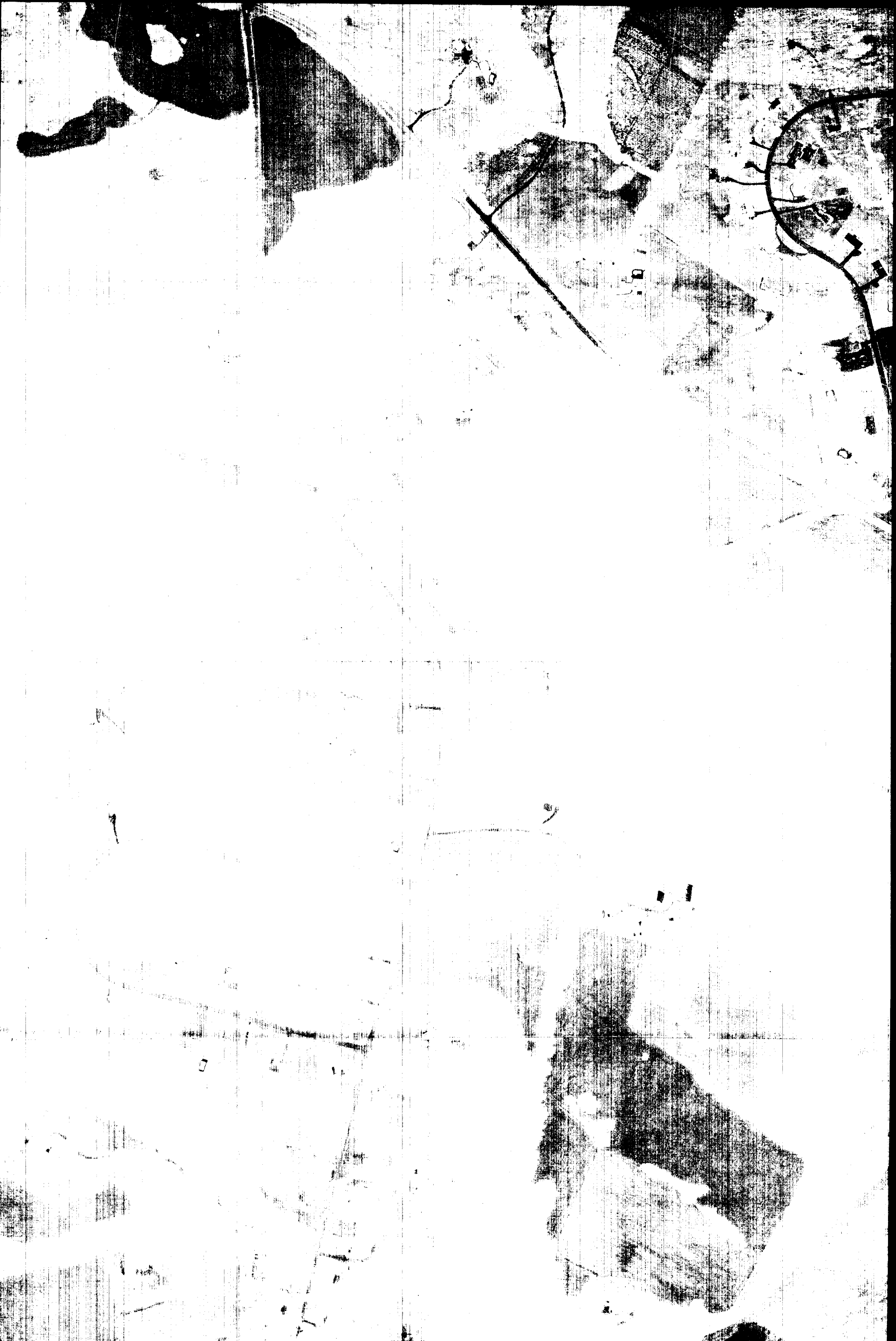
**ZONING OFFICE USE ONLY!**

Case #:

8/







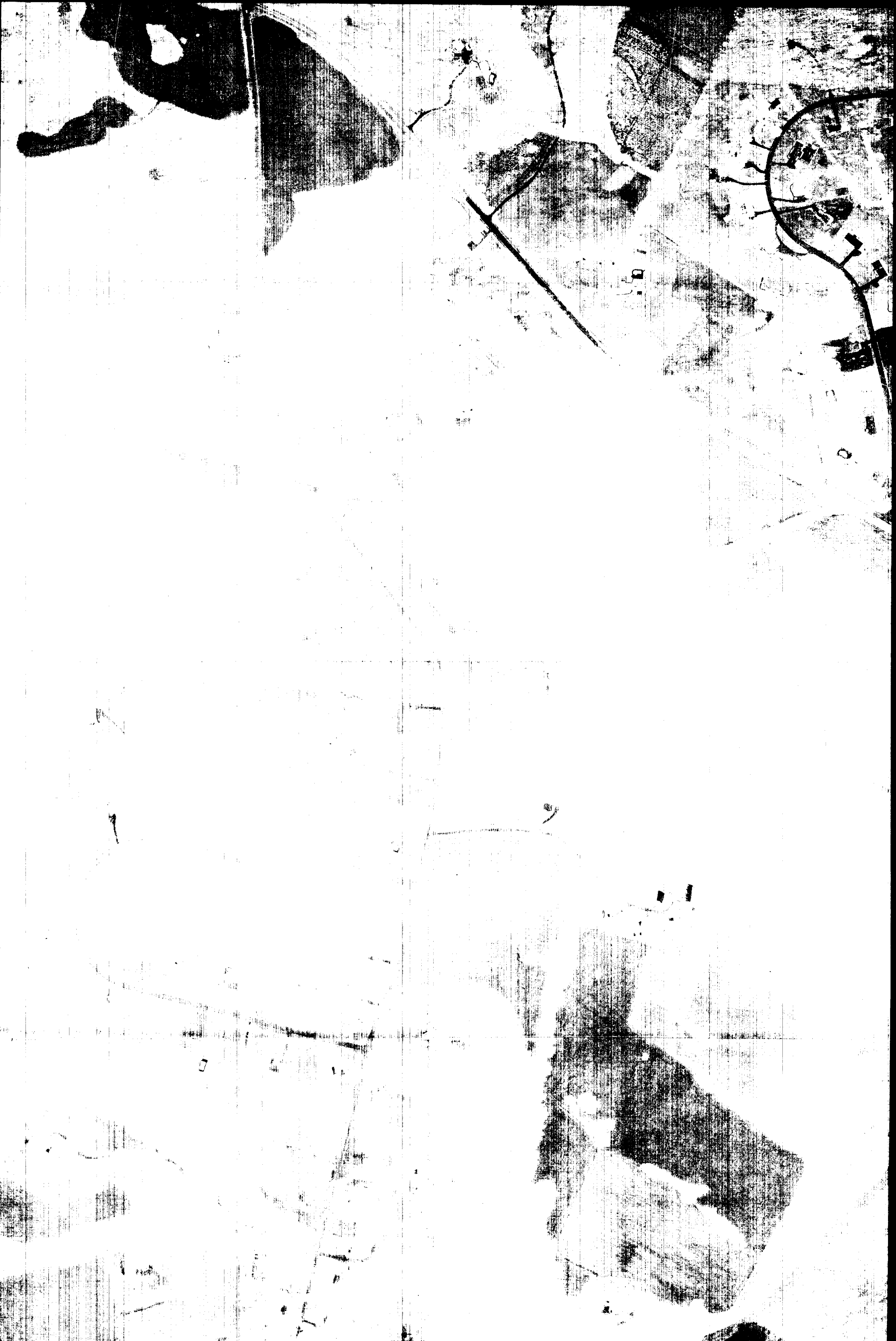
PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY 109  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF REISTERSTOWN	N.W. 16-L
DATE OF PHOTOGRAPHY JANUARY 1986		

96-97-A





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY 109  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF REISTERSTOWN	N.W. 16-L
DATE OF PHOTOGRAPHY JANUARY 1986		

96-97-A



IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
S/S Cockeys Mill Road, 175 ft. E  
of Franklin Valley Circle  
607 Cockeys Mill Road  
4th Election District  
3rd Councilmanic District  
Albert L. Gosson, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-97-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Albert L. Gosson and Linda C. Gosson, his wife, for that property known as 607 Cockeys Mill Road in the Franklin Valley Section 1, subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A00.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a 38 ft. side yard setback in lieu of the required 50 ft. for an accessory structure (attached garage), in an R.C.4 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 26-127 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of October, 1995 that the Petition for a Residential Variance from Section 1A00.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a 38 ft. side yard setback in lieu of the required 50 ft. for an accessory structure (attached garage), in an R.C.4 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
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3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/10/95  
By [Signature]

LES:mmm

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
908 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 4, 1995

Mr. and Mrs. Albert L. Gosson  
607 Cockeys Mill Road  
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance  
Case No. 96-97-A  
Property: 607 Cockeys Mill Road

Dear Mr. and Mrs. Gosson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

LES:mmm  
encl.

Very truly yours,  
[Signature]  
Lawrence E. Schmidt  
Zoning Commissioner

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 607 Cockeys Mill Rd  
which is presently zoned R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, state in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section(s) 1A00.3.B.3 (R.D.P.) TO PERMIT A 38 FT. SIDE YARD SETBACK FOR A PROPOSED ADDITION IN LIEU OF THE REQUIRED 50 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) 1) Need to make reasonable use of property to build an one car garage, laundry room and den so that Albert Gosson, who is diabetic, may not suffer undue hardship in extreme weather and have an entrance into said home directly 2) Other homes in development have a 2 car garage, ie, next door neighbors of 605 and 45 Franklin Valley 3) House was bought with only 1 garage and builder Cockeys Mill placed home on lot.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

When its validity is called into question, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)  
[Signature] Albert L. Gosson work: 887-5813  
[Signature] Linda C. Gosson  
[Signature] Linda C. Gosson work: 887-1130  
607 Cockeys Mill Rd. (410) 526-5825  
Reisterstown, Md. 21136  
City, Address and phone number of representative to be contacted.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of October, 1995, that the subject matter of this petition be set for a public hearing, to be held on October 10, 1995 at 10:00 AM in the Zoning Hearing Room of the Baltimore County Office of Zoning Administration & Development Management, 111 West Chesapeake Avenue, Towson, Maryland 21204.

REVIEWED BY: DATE 10/10/95  
ESTIMATED POSTING DATE: 10/10/95  
Printed with Soy-based Ink on Recycled Paper  
ITEM # 169

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 607 Cockeys Mill Rd  
Reisterstown, Md 21136  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

- 1) Need to make reasonable use of property to build another one car garage, laundry room and den so that Albert Gosson, who is diabetic, may not suffer undue hardship in extreme weather and have a direct entrance into existing home.
- 2) Other homes in development have 2 car garages, ie 605 Cockeys Mill and 45 Franklin Valley, both adjoining properties to 607 Cockeys Mill.
- 3) House was bought with only 1 garage and builder placed home on lot.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature] Albert L. Gosson  
[Signature] Linda C. Gosson  
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of SEPTEMBER, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

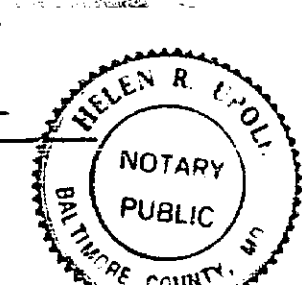
ALBERT L. GOSSON AND LINDA C. GOSSON

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notary Seal.

9-6-95

My Commission Expires: 3-1-99



### ZONING DESCRIPTION FOR #607 COCKEYS MILL ROAD

Beginning at a point on the South side of Cockeys Mill Road which is 35' from the existing centerline of pavement (for a future 70' Right-of-Way as shown on plat) at a distance of 175' East of the centerline of Franklin Valley Circle which is a 50' Right-of-Way. Being Lot #2 Block B Section 1 of FRANKLIN VALLEY as recorded in Baltimore County Plat Book #39, Folio #9, containing 1.0242 acres. Also known as #607 Cockeys Mill Road and located in the 4th Election District, 3rd Councilmanic District.

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 9/17/95  
Posted for: Variance  
Petitioner: Albert & Linda Gosson  
Location of property: 607 Cockeys Mill Rd  
Location of Sign: Facing road on property being zoned  
Remarks: Nothing  
Posted by: [Signature] Date of return: 9/22/95  
Number of Signs: 1

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 109

Petitioner: GOSSON

Location: 607 COCKEYS MILL RD

PLEASE FURNISH ADVERTISING BILL TO:

NAME: ALBERT L. GOSSON

ADDRESS: 607 COCKEYS MILL RD

CITY: REISTERSTOWN MD 21136

PHONE NUMBER: 410-526-5825 (units 2-1)

ADVERTISING BILL TO:

NAME: ALBERT L. GOSSON

ADDRESS: 607 COCKEYS MILL RD

CITY: REISTERSTOWN MD 21136

PHONE NUMBER: 410-526-5825 (units 2-1)

ADVERTISING BILL TO:

NAME: ALBERT L. GOSSON

ADDRESS: 607 COCKEYS MILL RD

CITY: REISTERSTOWN MD 21136

PHONE NUMBER: 410-526-5825 (units 2-1)

R.D. 1A00.3 B.3

(Revised 04/05/93)

13





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-07-A (Item 109)  
607 Cockeys Mill Road  
S/S Cockeys Mill Road, 175' E of Franklin Valley Circle  
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a rebuttal regarding the administrative process.

1) Your property will be posted on or before September 17, 1995. The closing date (October 2, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Albert and Linda Gosson



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 26, 1995

Mr. and Mrs. Albert L. Gosson  
607 Cockeys Mill Road  
Reisterstown, Maryland 21136

RE: Item No.: 109  
Case No.: 96-07-A  
Petitioner: A. L. Gosson, et ux

Dear Mr. and Mrs. Gosson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/19/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1102

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 18, 1995.

Item No.: SEE BELOW

Dining Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and subject to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105, 106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED  
SEP 21 1995  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: September 14, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 78, 80, 93, 94, 97, 99, 103, 104, 109, 110, 112, and 113

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM78/PZONE/TXTJWL



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 104 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 9/18/95

DATE: 9/25/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 103  
104  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
DATE: Sept. 25, 1995  
FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for September 25, 1995  
Items 103, 104, 109, 110, 112, 114, and 115

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

PETITION PROBLEMS

#103 --- MJK

1. No telephone number for legal owner.

#104 --- MJK

1. Need attorney - incorporated.  
2. Need printed name of person signing for legal owner.

#105 --- JCM

1. Need authorization for person signing for legal owner.  
2. Zoning on variance petition says "BR-AS"; zoning on special exception and special hearing petition says "BL-AS"; folder says "BL-AS". Which is correct? Incorrect one needs to be corrected.

#106 --- JCM

1. Need authorization for person signing for legal owner.

#107 --- JCM

1. Need authorization for person signing for legal owner.

#109 --- JLL

1. No review information on bottom of petition form.

#110 --- JRA

1. No review information on bottom of petition form.

#112 --- JRE

1. No city, state, or zip code for legal owner.

#113 --- JJS

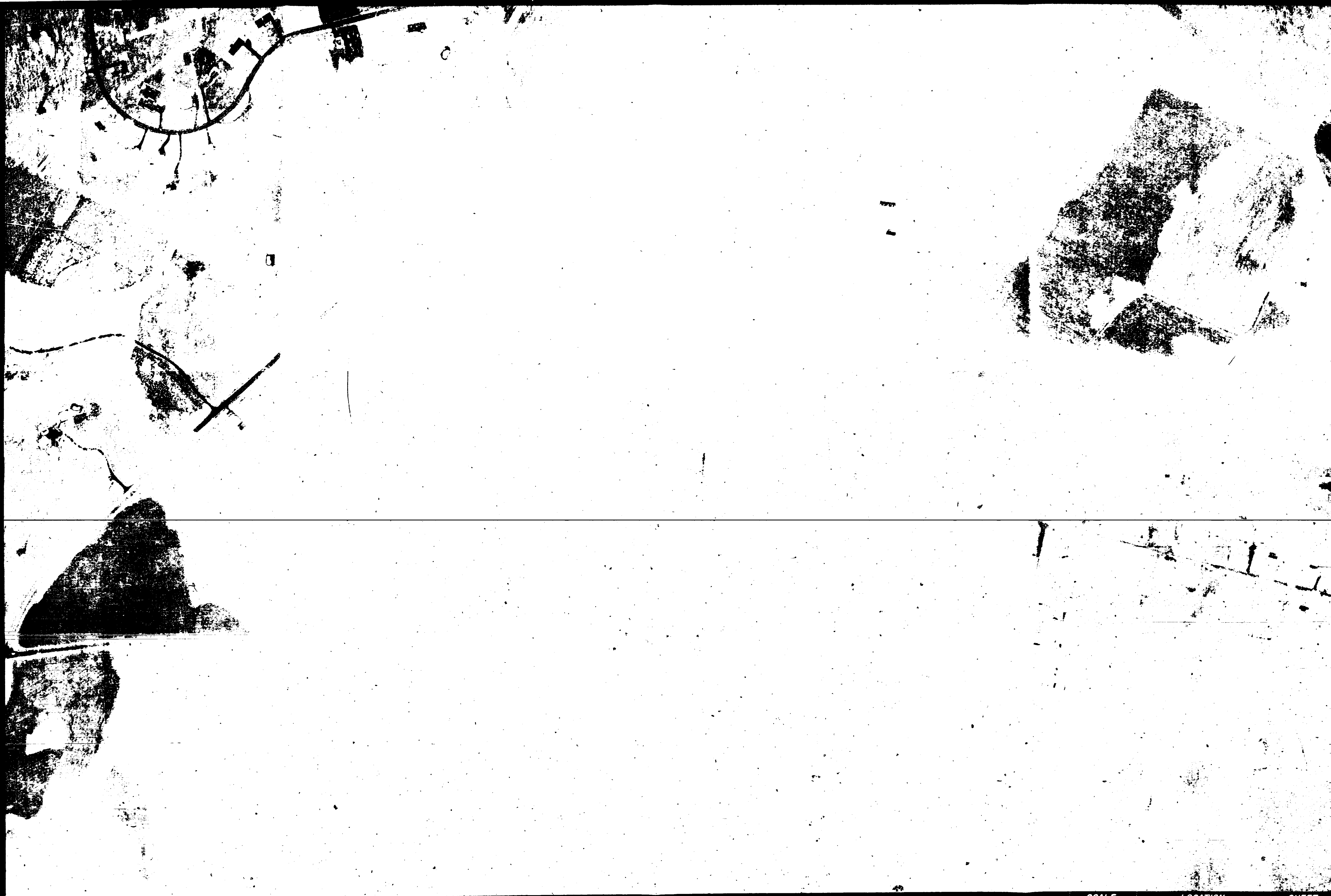
1. Legal owner did not sign back of petition form.  
2. Notary section is invalid - no signature to notarize & no notary seal on the petition form. Also notary cannot notarize a signature of a relative (same last name - related?).

#116 --- JCM

1. Need typed name of person signing for Gilman School.  
2. Need typed title of persons signing for both legal owners. Also authorization to sign for these owners.







96-97-A

109  
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF REISTERSTOWN	N.W. 16-L
DATE OF PHOTOGRAPHY JANUARY 1986		